THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO: NEW OWNER
Monte/Angie Smith
3777 Waterford Way
Antioch, Tn. 37013

MAP PARCEL NUMBERS
151-1-0-A-119.00co

Davidson County DEEDWARR
Recvd: 05/26/05 10:12 2 pgs
Fees:13.00 Taxes:481.00
20050526-0059456

WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of May, 2005, by and between **Darrell Robertson**, unmarried party of the first part, and **Angie Smith and Monte Smith, wife and husband**, party of the second part,

WITNESSETH: That for and in consideration of **$130,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

Being Lot 119 on the Plan of Chatham Pointe, a planned Unit Development, of record in Book 6900, Page 44-447 Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Restrictive Covenants, Restrictions, Declaratiions of Covenants, Conditions and Restrictions of record in Book 7358, page 656; Book 7358, page 792 & Book 7599, page 812, said Register's Office.

Easements of record in Book 3891, page 476, said Register's Office.

Deed conveying common area of record in Book 7683, page 718, said Register's Office.

Being the same property conveyed to Darrell Robertson by Deed from Dale L. Keilman and wife Mary E. Keilman in Book 11755, Page 989, Dated 11/15/99, and recorded 11/24/99 Register's Office for Davison County, Tennessee.

This improved property is aslo known as 3777 Waterfordway, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); Allmatters of record in Plan of Cheatham Pointe in Book 6900, page 44-447; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book 7358, page 656, Book 7358, page 792 and in Book 7599,page 812;Easements of record in Book 3891, page 476; Deed conveying common area of record in Book 7683, page 718; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

written.

Darrell Robertson

Darrell Robertson

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Darrell Robertson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 18th day of May, 2005.

My commission expires 9-30-06

Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$130,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of May, 2005.

PROPERTY ADDRESS:
3777 Waterford Way
Antioch, TN

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006